



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 22-100224-LA
Project Name/Address: Solomon International School/1951 152nd PI NE
Planner: Richard Hansen
Phone Number: (425)-452-2739

Minimum Comment Period: April 7, 2022, 5PM

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

SOLOMON INTERNATIONAL SCHOOL
BELLEVUE, WASHINGTON

ENVIRONMENTAL CHECKLIST

December 2021



SHOCKEY
PLANNING GROUP, Inc.

Reviewed RH 03/18/22

ENVIRONMENTAL CHECKLIST

SOLOMON INTERNATIONAL SCHOOL
1951 152ND PLACE NE,
BELLEVUE, WASHINGTON

ADMINISTRATIVE CONDITIONAL USE PERMIT

Applicant

Richard Lee
10044 Marine View Drive
Mukilteo, Washington 98275

Environmental Consultant

SHOCKEY PLANNING GROUP
Attn: Reid Shockey, AICP
2716 Colby Avenue
Everett, Washington 98201
Phone: (425) 258-9308

December 2021

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ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: Solomon International School
2. Name of applicant: Solomon International School
3. Address and phone number of applicant and contact person:

Applicant Contact: Solomon International School
Attn: Richard Lee
10044 Marine View Drive
Mukilteo, WA 98275
Phone: (206) 551-2030

Environmental/Permitting Consultant: Shockey Planning Group, Inc
Attn: Reid H. Shockey, AICP
2716 Colby Avenue
Everett, WA 98201
Phone: (425) 258-9308
Email: rshockey@shockeyplanning.com

4. Date checklist prepared: December 21, 2021
5. Agency requesting checklist: City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable):

The building is already occupied with tenants. Solomon International School will be fully occupied in early to mid-2022 upon issuance of an Administrative Conditional Use Permit by the City.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The school will initially serve up to fifteen students per day. The leasing of the current space considers the possibility of future leasing of other square footage in the same office building if the market dictates.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The location is an existing office building constructed in 2008. It is assumed that site planning and permitting considered all available environmental information available at the time. No expansion of the existing building or site is proposed as part of this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are pending for this activity. The school will reoccupy and existing office building. No tenant improvements are being made.

10. List any government approvals or permits that will be needed for your proposal, if known.

No other permits or approvals are anticipated. Building permits will not be required because no changes are being made to the space. **Tenant improvement permit may be required for change of use.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Solomon International School will lease approximately 2157 square feet in the subject building (33,000 gross sq.ft.) to operate a private school. Solomon operates larger institutions in Washington State and California, and wishes to place this smaller education center in an existing building in Bellevue.

Instruction will involve one certified instructor per one, two or three students. Most students will be grades 10 to 12 but Solomon is Washington State approved for grades 7 through 12. There will be a maximum of 15 students attending the center throughout each day, i.e., an afternoon shift and an evening shift (Noon to 8:30pm). There would be a maximum of three (3) office staff members and up to five (5) instructors in the at any given time.

This building was constructed in 2008 and has several tenants. There are also other schools in the immediate area (See site plan). As this is an existing building and not new construction, we have submitted waivers for most of the required documents as they are not applicable. We did not ask for a waiver of the traffic impact analysis even though this is an existing building with the traffic having been accounted for when the 2008 building and site plan were authorized.

While specific parking spaces are not allotted to tenants of this building, there are 119 spaces located on the site (street level and under the building). With approximately 7% of the building area being leased by Solomon School, a proportionate share (7%) of the parking would total nine (9) of spaces. There are also pick up/drop off areas near entrances along with ADA parking spaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 1951 152nd Place NE, Bellevue. The project itself, Solomon International School, is located in leased space on a portion of the second floor of this existing building. See Appendix A for legal description and vicinity map.

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

0-5%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not applicable - the site is already developed with an existing building.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None. This is an existing developed site containing graded and approved fill material.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No fill is proposed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. The site has an approved stormwater drainage system.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The existing development site contains approximately 90% impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None. The site has an approved stormwater drainage system.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None. The project will occupy a portion of the second floor of an existing building.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions are related to vehicles on site and public rights-of-way.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None. The project will occupy a portion of the second floor of an existing building.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. The project will occupy a portion of the second floor of an existing building.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. The building is connected to the municipal sewer system

- b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn

from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. The building is connected to the municipal water system

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will occupy a portion of the second floor of an existing building on a developed site with an approved stormwater system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The existing building is on a developed site with an approved stormwater system.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None. **Project is subject to Utility Code BCC 24.06 and any required Utility permits**

4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation - Formal building and parking lot landscaping typical of a developed commercial site.

- b. What kind and amount of vegetation will be removed or altered?

None.

- c. List threatened and endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None in addition to existing landscaping around the existing building and parking area.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known to exist on site.

5. *Animals*

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known to exist on site.

- c. Is the site part of a migration route? If so, explain.

Ducks, geese and various birds migrate over the area during various times of the year. The project is located in the Pacific Flyway.

- c. Proposed measures to preserve or enhance wildlife, if any:

None proposed

- d. List any invasive animal species known to be on or near the site.

Rodents are likely the only invasive animal species known to be on or near the site.

6. *Energy and Natural Resources*

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The existing building uses gas and electrical energy sources.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No. The use will locate in an existing building with no expansions planned.

- b. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No additional features will be added to the existing building.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No known health hazards would result from the leasing of this office by the applicant.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known. This is a typical office building in existence on the site since 2008.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No pipelines or other hazard sources exist on the property

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals are used in this proposed use.

- 4) Describe special emergency services that might be required.

None, other than those typical of an urban office building.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no noise generators including traffic that are considered significant in terms of their impact on school operations.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

No short term or long term noise increases will occur. The proposal is to occupy existing office space with a small education use.

- 3) Proposed measures to reduce or control noise impacts, if any:

None proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The use will be a small school (up to 15 students divided among five or six cubicles). These will be located in leased space on a portion of the second floor of an existing office building with typical office and business tenants.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

An existing office building.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

The current zoning classification is O.

- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan shows this area as Commercial-Office.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Up to 15 total students in two daily shifts; and a maximum of five instructors and three staff.

j. Approximately how many people would the completed project displace?

None. The office space is currently vacant.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The use is compatible with the ACU requirements of the City zoning code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The use is to be located indoors in an existing brick and wood-trim 2-story office building.

b. What views in the immediate vicinity would be altered or obstructed?

No additional height to the existing building is proposed.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. The used is proposed indoors.

- c. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- d. What existing off-site sources of light or glare may affect your proposal?

None.

- e. Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None that are known. All buildings in the immediate vicinity were likely built after the 1970s.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Unlikely but unknown. The proposed use however will be located inside an existing building on an existing paved site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed. The proposed use will be located inside an existing building on an existing paved site.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property is bounded by Bel-Red Road and 152nd Place NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are bus stops less than a block away to the west on Bel-Red Road and to the east on NE 20th Street. These stops are serviced by Metro Transit by route 226 which travels daily between the Bellevue Transit Center and the Eastgate Park & Ride.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

With approximately 7% of the building area being leased by Solomon School, a proportionate share (7%) of the existing 119 parking spaces would total nine (9) of spaces. No additional parking spaces are proposed. Students are enrolled in grades 7-12 which will have some students being driven to school by parents, with a limited number of senior high school students driving their own vehicles. No parking spaces will be eliminated. See Level-One Traffic Memorandum submitted to City.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Solomon School is leasing about 7% of the building, and would not be creating any additional or excessive traffic beyond what was anticipated when the office structure was originally built. See Level-One Traffic Memorandum submitted to City.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The school will occupy approximately 2157 square feet of an existing approximate 33,000 square foot building. The building is currently served by off-street parking and access which we assume met the requirements of the City when it was constructed in 2008. There are no additions proposed to the building and no tenant improvements. The school will serve students in grades 7-12, with most (90%) in the 10th to 12th grades.

The ITE Manual classifies this use under LUC 532 (Private School: K-12) which calculates vehicle trips based on the maximum number of students per day. (Assume 15 students, 'worst' case.) The average weekday trip generation rate is 2.48 per student, so assume a total trip total of 37. Because the hours of operation at this point will be Noon to 8:00 PM, there would be no AM peak hour traffic. The afternoon peak (4-6 PM) would be about 2.5 trips. Particularly because the school will occupy an existing office building, the Applicant assumes there will be a minor effect on parking and circulation. This will be subject to verification by the City of Bellevue.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None are proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project would not create increased need for public services. Existing public services will adequately serve the project.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No impacts are anticipated, therefore no measures are proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No additional utility improvements are anticipated by the applicant. The existing building has been well served by municipal and service agencies since its construction in 2008. No extraordinary demands will be placed on the systems by the proposed small scale school use.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Reid H. Shockey

Position and Agency/Organization: Shockey Planning Group, Inc.

Date Submitted: December 22, 2021

Appendix A

Legal Description & Vicinity Map

Legal Description for 1951 152nd Place NE, Bellevue, Washington 98007 Parcel # 262505-9079)
 BEG 300 FT N OF SW COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 TH N 89-32-30 E 110.7 FT
 TH N 00-02-00 W 134 FT TH N 13-00-00 W 157 FT TH S 74-32-10 W 81.5 FT TH S 269.4 FT TO
 BEG TGW LOTS 2 & 3 BELL SP 78-73 REC AF #7811070888 SD SP DAF - THAT POR OF W 1/2
 OF NW 1/4 OF SE 1/4 OF NW 1/4 BEG SW COR SD SUBD TH ALG S LN THOF N 89-12-30 E 221.6
 FT TH N 0-02-22 W 150 FT TO TPOB TH S 89-32-30 W 221.25 FT TO W LN SD SUBD TH ON SD W
 LN N 0-13-15 E 150 FT TH N 89-32-30 E 110.70 FT TH N 0-02-00 W 134 FT TH N 13-00-00 W 157
 FT TO SLY LN JUDGE WRIGHT CO RD TH NELY ALG SD SLY LN TAP FR WCH TPOB BEARS S
 0-02-00 E TH S 0-02-00 E 466 FT TO TPOB AS DESCRIBED IN CITY OF BELLEVUE
 DECLARATION OF LOT COMBINATION UNDER REC # 20010403001498

Vicinity Map

